

APPENDIX-IV-A**SALE OF IMMOVABLE PROPERTY****Sale Notice for sale of immovable Assets Under Securitization and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002**

WHEREAS, ASREC (India) Ltd. is a Securitization and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of **Borrower 1. M/s. Hanuman Trading Corporation, 2. M/s. Shree Hanuman Textfab Private Limited** by virtue of Assignment Agreement dated 14.02.2020 executed with Bharat Co-operative Bank (Mumbai) Ltd., and has acquired the secured debt of **1. M/s. Hanuman Trading Corporation, 2. M/s. Shree Hanuman Textfab Private Limited** along with underlying securities from the original lender Bharat Co-operative Bank (Mumbai) Ltd.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 13.02.2020 u/s. 13(2) of the said act calling upon the **1. M/s. Hanuman Trading Corporation, Mr Manmohan Chiranjivlal Didwania, Mrs Anita Manmohan Didwania, Mr. Keshav Manmohan Didwania**, for repayment of total outstanding amount aggregating to **Rs.21,64,61,143.00 (Rupees Twenty-One Crore Sixty-Four Lakhs Sixty-One Thousand One Hundred and Forty-Three only) & 2. M/s. Shree Hanuman Textfab Private Limited, Mr Manmohan Chiranjivlal Didwania, Mrs Anita Manmohan Didwania, Mr. Keshav Manmohan Didwania**, for repayment of total outstanding amount aggregating to **Rs. 71,03,03,649.00 (Rupees Seventy-One Crore Three Lacs Three Thousand Six Hundred and Forty-Nine Only)** with further interest thereon, after adjusting recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd to the Borrower, Joint/Co-borrower/Surety within the stipulated period of 60 days. As the Borrowers, Joint/Co-Borrower/Surety having failed to pay as per the said Demand Notice dated 13.02.2020 under Sec.13 (2) of the said Act, served upon you the borrowers and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of Asrec (India) Ltd took physical possession of the property more particularly described in Schedule here under as follows on (i) Flat no. A-5, Star Manor at Malad, (ii) Flat No. 1901 Galaxy Royale Apartment at Goregaon (W) on 10.02.2023 & (iii) Survey No 70 & 96 Wada, on 28.01.2022

Pursuant to Assignment Agreement dated 14.02.2020 ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

As the abovementioned Borrowers/Joint Co. Borrower/Surety having failed in payment of entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by Bharat Co-operative Bank (Mumbai) Ltd in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Limited, intend to sell the below mentioned property for recovery of our dues in the account.

Notice is hereby given to the public in general and Borrower /Joint Co-Borrower / Surety in particular that the Authorized Officer of Asrec (India) Ltd hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold strictly on "As is where is", "As is what is", "As is Whatever Condition There is" and "No Recourse basis"

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	E.M.D. (Rs. in Lakh)	Bid Incremental Value Rs.in lacs
1.	Flat No. A-5, admeasuring 380 sq ft built up area, Star Manor, Station Road, Malad (West), Mumbai - 400 064. Owned by Mr. Manmohan Chiranjiv Didwania & Mrs. Anita M Didwania	56.05	5.70	0.50
2.	Flat No. 1901, admeasuring 774 Sq Ft Built Up Area 19th Floor, "Galaxy Royale", constructed on land bearing CTS No. 49 (Part), 50(Part), 50-A(Part) village Pahedi, Teen Dongri, Yeshwant Nagar, Goregaon (West), Mumbai - 400 062 owned by Smt. Anita M Didwania.	151.00	15.10	1.00
3.	Land admeasuring 0-60-0 HRP Survey no. 96, Hissa No.4/1 at Village Gandhare, Taluka Wada, District Palghar in the Registration Sub District Wada and District Palghar Owned by Mrs. Anita Manmohan Didwania & Land admeasuring 0-33-5 HR Survey no. 70, Hissa No.2 at Village Gandhare, Taluka Wada, District Palghar in the Registration Sub District Wada and District Palghar owned by Mrs. Anita Manmohan Didwania	270.00	27.00	1.00
TOTAL		477.05	-	-

TERMS & CONDITIONS :-

1. THE E-AUCTION WILL BE HELD ON 19.12.2023 BETWEEN 10.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.
2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankeauctions.com>. The intending bidder shall hold a valid e-mail address, The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91-124-4302020/21/22, +917291981124/1125/1126, Email: gujarat@c1india.com, support@bankeauctions.com.
3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
4. To the best of knowledge and information of the Authorized Officer, there is no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.
5. Auction will be held for the entire property as stated above on "As is where is" "As is what is" and "As is Whatever There is" and No Recourse basis".
6. Bid Form will be available on payment of Rs. 500/- per form (non-refundable). Bid Form can be downloaded from website www.asrecindia.co.in, and payment of Rs.500/- per form (non-refundable) can be tendered to the Authorized Officer at the time of submission of bids
7. Bid in the prescribed format given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email Sunil.korgaonkar@asrecindia.co.in. The bid form or EMD received after 04:00 PM on 18.12.2023 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
9. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
10. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. The Bid without EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
13. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No: 009020110001488, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of ASREC- PS 04/2019-20 TRUST, IFSC Code: BKID 00000 90 drawn on any Nationalized or Scheduled Bank and payable at Mumbai.
14. The interested bidders can inspect the property on

Sr. No	Description of the Secured Assets	Date	Time
1	Star Manor, Malad West	11.12.2023	10.30 A.M. to 01.30 P.M
2	"Galaxy Royale", Goregoan West	11.12.2023	2.00 P.M to 5.00 P.M.
3	Survey No 70 & 96, Wada	12.12.2023	11.00 A.M to 2.00 P.M.

Contact Details; - Mrs Deepanjali Jain 9321285764, Mr. Jagdish Shah - Cell No. 7021428336, 022 61387042, Mr. Sunil P Korgaonkar - Cell No. 9820834318, 022 - 69314512, Mr. Narayan Deora - Cell No. 9619384284, may be contacted for any query.

1. The Authorized officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
2. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
3. On compliance of the terms and condition of sale and on confirmation of the sale the Authorized Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
4. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002
5. The highest bid will be subject to approval of the secured creditor/Authorized Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/ CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTIES UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE-MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date : 30.11.2023
Place : Mumbai

Sd/-
Authorised Officer,
ASREC (India) Ltd